

136.0

0003

0020.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,333,900 /

USE VALUE: 1,333,900 /

ASSESSED: 1,333,900 /

Total Card /

Total Parcel

1,333,900

1,333,900

1,333,900

PROPERTY LOCATION

|    |        |                          |
|----|--------|--------------------------|
| No | Alt No | Direction/Street/City    |
| 37 |        | KENSINGTON RD, ARLINGTON |

OWNERSHIP

|           |                      |
|-----------|----------------------|
| Owner 1:  | TANNER ROBERT B/ETAL |
| Owner 2:  | TANNER MICHELE Y     |
| Owner 3:  |                      |
| Street 1: | 37 KENSINGTON ROAD   |
| Street 2: |                      |
| Twn/City: | ARLINGTON            |
| St/Prov:  | MA                   |
| Postal:   | 02476                |

PREVIOUS OWNER

|           |                        |
|-----------|------------------------|
| Owner 1:  | TANNER ROBERT B/ETAL - |
| Owner 2:  | BONY MICHELE Y -       |
| Street 1: | 37 KENSINGTON ROAD     |
| Twn/City: | ARLINGTON              |
| St/Prov:  | MA                     |
| Postal:   | 02476                  |

NARRATIVE DESCRIPTION

This parcel contains .261 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1991, having primarily Clapboard Exterior and 3243 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

|      |            |        |          |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

PROPERTY FACTORS

|            |      |             |     |         |      |             |
|------------|------|-------------|-----|---------|------|-------------|
| Item       | Code | Description | %   | Item    | Code | Description |
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exmpt   |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 1    | Level       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

LAND SECTION (First 7 lines only)

|          |             |          |             |                    |           |           |           |            |            |      |       |            |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 101      | One Family  |          | 11375       |                    | Sq. Ft.   | Site      |           | 0          | 90.        | 0.67 | 10    |            |           |        |   |        |   |        |   | 685,124         |           |   |           |        |      | 685,100   |       |

IN PROCESS APPRAISAL SUMMARY

|              |                 |                                |            |            |             |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| Use Code     | Land Size       | Building Value                 | Yard Items | Land Value | Total Value |
| 101          | 11375.000       | 648,800                        |            | 685,100    | 1,333,900   |
|              |                 |                                |            |            |             |
|              |                 |                                |            |            |             |
|              |                 |                                |            |            |             |
| Total Card   | 0.261           | 648,800                        |            | 685,100    | 1,333,900   |
| Total Parcel | 0.261           | 648,800                        |            | 685,100    | 1,333,900   |
| Source:      | Market Adj Cost | Total Value per SQ unit /Card: | 411.29     | /Parcel:   | 411.29      |

PREVIOUS ASSESSMENT

|        |     |     |            |           |           |            |             |               |               |            |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
| 2022   | 101 | FV  | 648,800    | 0         | 11,375.   | 685,100    | 1,333,900   |               | Year end      | 12/23/2021 |
| 2021   | 101 | FV  | 648,800    | 0         | 11,375.   | 685,100    | 1,333,900   |               | Year End Roll | 12/10/2020 |
| 2020   | 101 | FV  | 648,800    | 0         | 11,375.   | 685,100    | 1,333,900   | 1,333,900     | Year End Roll | 12/18/2019 |
| 2019   | 101 | FV  | 507,100    | 0         | 11,375.   | 723,200    | 1,230,300   | 1,230,300     | Year End Roll | 1/3/2019   |
| 2018   | 101 | FV  | 507,400    | 0         | 11,375.   | 532,900    | 1,040,300   | 1,040,300     | Year End Roll | 12/20/2017 |
| 2017   | 101 | FV  | 510,500    | 0         | 11,375.   | 510,000    | 1,020,500   | 1,020,500     | Year End Roll | 1/3/2017   |
| 2016   | 101 | FV  | 510,500    | 0         | 11,375.   | 472,000    | 982,500     | 982,500       | Year End      | 1/4/2016   |
| 2015   | 101 | FV  | 458,800    | 0         | 11,375.   | 395,900    | 854,700     | 854,700       | Year End Roll | 12/11/2014 |

SALES INFORMATION

|                 |           |      |           |           |            |   |     |       |       |
|-----------------|-----------|------|-----------|-----------|------------|---|-----|-------|-------|
| Grantor         | Legal Ref | Type | Date      | Sale Code | Sale Price | V | Tst | Verif | Notes |
| TANNER ROBERT B | 39158-103 |      | 5/13/2003 | Family    |            | 1 | No  | No    |       |
| PARRILLO JOHN G | 25690-540 |      | 9/28/1995 |           | 483,000    |   | No  | No    | Y     |
|                 |           |      |           |           |            |   |     |       |       |
|                 |           |      |           |           |            |   |     |       |       |
|                 |           |      |           |           |            |   |     |       |       |
|                 |           |      |           |           |            |   |     |       |       |
|                 |           |      |           |           |            |   |     |       |       |
|                 |           |      |           |           |            |   |     |       |       |
|                 |           |      |           |           |            |   |     |       |       |

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

|           |        |         |        |     |            |          |            |         |
|-----------|--------|---------|--------|-----|------------|----------|------------|---------|
| Date      | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
| 7/13/2017 | 803    | Re-Roof | 12,000 | C   |            |          |            |         |
|           |        |         |        |     |            |          |            |         |
|           |        |         |        |     |            |          |            |         |
|           |        |         |        |     |            |          |            |         |
|           |        |         |        |     |            |          |            |         |
|           |        |         |        |     |            |          |            |         |
|           |        |         |        |     |            |          |            |         |
|           |        |         |        |     |            |          |            |         |
|           |        |         |        |     |            |          |            |         |

ACTIVITY INFORMATION

|            |              |     |           |
|------------|--------------|-----|-----------|
| Date       | Result       | By  | Name      |
| 9/28/2017  | Inspected    | PH  | Patrick H |
| 8/28/2017  | MEAS&NOTICE  | HS  | Hanne S   |
| 2/6/2009   | Meas/Inspect | 372 | PATRIOT   |
| 1/7/2000   | Inspected    | 276 | PATRIOT   |
| 11/24/1999 | Measured     | 243 | PATRIOT   |
| 4/1/1992   |              | PM  | Peter M   |
|            |              |     |           |
|            |              |     |           |
|            |              |     |           |
|            |              |     |           |

Sign:

VERIFICATION OF VISIT NOT DATA

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DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

